



PHH Mortgage Corporation

NMLS ID: 2726	Street Address: 2000 Midlantic Drive Suite 410-A Mount Laurel, NJ 08054 Mailing Address: 1661 Worthington Rd Suite 100 - Mail Stop LIC West Palm Beach, FL 33409	Phone: 800-449-8767 Toll-Free Number: Not provided Fax: 856-917-5370	Website: https://go.phhlending.com/acton/media/4306/new-home , https://go.phhlending.com/acton/media/4306/refinance , https://go.phhlending.com/acton/media/4306/refinancing , https://go.phhlending.com/acton/media/4306/loan-refinance , https://go.phhlending.com/acton/media/4306/loan-refinancing , https://go.phhlending.com/acton/media/4306/loan-servicing , https://go.phhlending.com/acton/media/4306/purchase-phh-mortgage , https://go.phhlending.com/acton/media/4306/purchase-refinance , https://go.phhlending.com/acton/media/4306/employee-mortgage , https://go.phhlending.com/acton/media/4306/friends-and-family , https://go.phhlending.com/acton/media/4306/mortgage-prequalified , https://go.phhlending.com/acton/media/4306/mortgage-refinance-now , https://go.phhlending.com/acton/media/4306/purchase , https://go.phhlending.com/acton/media/4306/phh-mortgage , https://go.phhlending.com/acton/media/4306/now , https://go.phhlending.com/acton/media/4306/or-buy-a-home , https://go.phhlending.com/acton/media/4306/or-purchase-loans , www.libertyreverse.com , www.libertyreversemortgage.com , www.mortgagequestions.com , www.phhfund.com , www.phhmortgage.com , www.PHHrefinow.com , www.PHHsavenow.com , www.PHHstop.com , www.PHHVIP.com , www.reverse.org , www.reversemortgageguides.org Email: phhlicensingteam@mortgagefamily.com
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Other Trade Names : Liberty; Liberty Reverse Mortgage; LRM; Mortgage Service Center; MortgageQuestions.com; MortgageSave.com; PHH Mortgage Corporation (legal name); PHH Mortgage Services

Prior Other Trade Names : Burnet Mortgage Services; Century 21 Mortgage; Coldwell Banker Mortgage; Domain Distinctive Property Finance; ERA Mortgage; Instamortgage.com; Liberty Home Equity Solutions

Prior Legal Names : None

Sponsored MLOs : 75

Fiscal Year End: 12/31	Formed in: New Jersey, United States	Date Formed: 11/16/1977	Stock Symbol: None	Business Structure: Corporat
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Regulatory Actions : [Yes](#)

Branch Locations (16 Active, 128 Inactive)

State Licenses/Registrations (Displaying 111 Active of 125 Total)

Regulator	Lic/Reg Name	Authorized to Conduct Business	Consumer Complai
Alabama	Consumer Credit License	Yes	Submit to Regulati
Alaska	Mortgage Broker/Lender License	Yes	Submit to Regulati

Alaska	Mortgage Broker/Lender License - Other Trade Name #1	Yes	Submit to Regulatory
Alaska	Mortgage Broker/Lender License - Other Trade Name #3	Yes	Submit to Regulatory
Alaska	Mortgage Broker/Lender License - Other Trade Name #6	Yes	Submit to Regulatory
Arizona	Collection Agency License	Yes	Submit to Regulatory
Arizona	Collection Agency License - Other Trade Name #1	Yes	Submit to Regulatory
Arizona	Mortgage Banker License	Yes	Submit to Regulatory
Arkansas	Combination Mortgage Banker-Broker-Servicer License	Yes	Submit to Regulatory
California - DFPI	Financing Law License	Yes	Submit to Regulatory
California - DFPI	Residential Mortgage Lending Act License	Yes	Submit to Regulatory
Colorado	Mortgage Company Registration	Yes	Submit to Regulatory
Connecticut	Mortgage Lender License	Yes	Submit to Regulatory
Delaware	Lender License	Yes	Submit to Regulatory
District of Columbia	Mortgage Dual Authority License	Yes	Submit to Regulatory
Florida	Mortgage Lender Servicer License	Yes	Submit to Regulatory
Georgia	Mortgage Lender License/Registration	Yes	Submit to Regulatory
Guam	Mortgage Servicer License	Yes	Submit to Regulatory
Hawaii	Mortgage Servicer License	Yes	Submit to Regulatory
Idaho	Mortgage Broker/Lender License	Yes	Submit to Regulatory
Idaho	Regulated Lender License	Yes	Submit to Regulatory
Illinois	Residential Mortgage License	Yes	Submit to Regulatory
Indiana-DFI	Mortgage Lending License	Yes	Submit to Regulatory
Iowa	Mortgage Banker License	Yes	Submit to Regulatory
Iowa	Mortgage Banker License - Other Trade Name #2	Yes	Submit to Regulatory
Iowa	Mortgage Banker License - Other Trade Name #5	Yes	Submit to Regulatory
Iowa	Mortgage Banker License - Other Trade Name #8	Yes	Submit to Regulatory
Kansas	Mortgage Company License	Yes	Submit to Regulatory
Kentucky	Mortgage Company License	Yes	Submit to Regulatory
Louisiana	Residential Mortgage Lending License	Yes	Submit to Regulatory
Maine	Supervised Lender License	Yes	Submit to Regulatory
Maryland	Mortgage Lender License	Yes	Submit to Regulatory
Massachusetts	Debt Collector	Yes	Submit to Regulatory
Massachusetts	Debt Collector Other Trade Name #2	Yes	Submit to Regulatory
Massachusetts	Debt Collector Other Trade Name #3	Yes	Submit to Regulatory
Massachusetts	Mortgage Lender License	Yes	Submit to Regulatory
Massachusetts	Mortgage Lender License Other Trade Name #1	Yes	Submit to Regulatory
Massachusetts	Mortgage Lender License Other Trade Name #2	Yes	Submit to Regulatory
Massachusetts	Mortgage Lender License Other Trade Name #3	Yes	Submit to Regulatory
Michigan	1st Mortgage Broker/Lender/Servicer Registrant	Yes	Submit to Regulatory
Michigan	2nd Mortgage Broker/Lender/Servicer Registrant	Yes	Submit to Regulatory
Minnesota	Residential Mortgage Originator License	Yes	Submit to Regulatory
Minnesota	Residential Mortgage Originator License Other Trade Name #2	Yes	Submit to Regulatory
Minnesota	Residential Mortgage Originator License Other Trade Name #7	Yes	Submit to Regulatory
Mississippi	Mortgage Lender License	Yes	Submit to Regulatory
Missouri	Mortgage Company License	Yes	Submit to Regulatory
Montana	Mortgage Broker License	Yes	Submit to Regulatory
Montana	Mortgage Lender License	Yes	Submit to Regulatory
Montana	Mortgage Servicer License	Yes	Submit to Regulatory

Nebraska	Mortgage Banker License	Yes	Submit to Regulatory
Nebraska	Mortgage Banker License - Other Trade Name #3	Yes	Submit to Regulatory
Nebraska	Mortgage Banker License - Other Trade Name #6	Yes	Submit to Regulatory
Nebraska	Mortgage Banker License - Other Trade Name #7	Yes	Submit to Regulatory
Nebraska - SOS	Collection Agency License	Yes	Submit to Regulatory
Nevada	Mortgage Company License	Yes	Submit to Regulatory
Nevada	Supplemental Mortgage Servicer License	Yes	Submit to Regulatory
Nevada - FID	Collection Agency License	Yes	Submit to Regulatory
New Hampshire	Mortgage Banker License	Yes	Submit to Regulatory
New Jersey	Residential Mortgage Lender License	Yes	Submit to Regulatory
New Jersey	RMLA-Licensed Mortgage Servicer Registration	Yes	Submit to Regulatory
New Mexico	Collection Agency License	Yes	Submit to Regulatory
New Mexico	Mortgage Loan Company License	Yes	Submit to Regulatory
New York	Exempt Mortgage Loan Servicer Registration	Yes	Submit to Regulatory
New York	Mortgage Banker License	Yes	Submit to Regulatory
New York	Reverse Mortgage Lending Dual Authority	Yes	Submit to Regulatory
North Carolina	Mortgage Lender License	Yes	Submit to Regulatory
North Dakota	Money Broker License	Yes	Submit to Regulatory
Ohio	Residential Mortgage Lending Act Certificate of Registration	Yes	Submit to Regulatory
Oklahoma	Mortgage Lender License	Yes	Submit to Regulatory
Oklahoma	Mortgage Lender License - Other Trade Name #1	Yes	Submit to Regulatory
Oklahoma	Mortgage Lender License - Other Trade Name #3	Yes	Submit to Regulatory
Oregon	Mortgage Lending License	Yes	Submit to Regulatory
Oregon	Mortgage Servicer License	Yes	Submit to Regulatory
Pennsylvania	Mortgage Lender License	Yes	Submit to Regulatory
Pennsylvania	Mortgage Servicer License	Yes	Submit to Regulatory
Puerto Rico	Mortgage Lender/Servicer (Concesionarios/Administradores de Préstamos Hipotecarios)	Yes	Submit to Regulatory
Rhode Island	Lender License	Yes	Submit to Regulatory
Rhode Island	Loan Broker License	Yes	Submit to Regulatory
Rhode Island	Third Party Loan Servicer License	Yes	Submit to Regulatory

Lic/Reg #: 20183617LS		Original Issue Date : 05/14/2018	
Status : Approved		Status Date: 01/13/2020	Renewed Through : 2023
Other Trade Names used in Rhode Island : Liberty Reverse Mortgage; Mortgage Service Center; PHH Mortgage Corporation (legal name); PHH Mortgage Services			
Start	End	Authorized to Conduct Business	
5/14/2018	Present	Yes	
View Resident/Registered Agent(s) for Service of Process ▶			

South Carolina-BFI	Mortgage Lender / Servicer License	Yes	Submit to Regulatory
South Carolina-BFI	Mortgage Lender/Servicer License - Other Trade Name #1	Yes	Submit to Regulatory
South Carolina-BFI	Mortgage Lender/Servicer License - Other Trade Name #2	Yes	Submit to Regulatory
South Carolina-BFI	Mortgage Lender/Servicer License - Other Trade Name #3	Yes	Submit to Regulatory
South Dakota	Mortgage Lender License	Yes	Submit to Regulatory
Tennessee	Mortgage License	Yes	Submit to Regulatory
Texas - SML	Mortgage Banker Registration	Yes	Submit to Regulatory
Texas - SML	Residential Mortgage Loan Servicer Registration	Yes	Submit to Regulatory

Utah-DFI	Residential First Mortgage Notification	Yes	Submit to Regulatory
Utah-DRE	Mortgage Entity License	Yes	Submit to Regulatory
Utah-DRE	Mortgage Entity License - Other Trade Name #1	Yes	Submit to Regulatory
Utah-DRE	Mortgage Entity License - Other Trade Name #2	Yes	Submit to Regulatory
Utah-DRE	Mortgage Entity License - Other Trade Name #5	Yes	Submit to Regulatory
Vermont	Lender License	Yes	Submit to Regulatory
Vermont	Lender License - Other Trade Name #1	Yes	Submit to Regulatory
Vermont	Lender License - Other Trade Name #3	Yes	Submit to Regulatory
Vermont	Lender License - Other Trade Name #6	Yes	Submit to Regulatory
Vermont	Loan Servicer License	Yes	Submit to Regulatory
Vermont	Loan Servicer License Other Trade Name #1	Yes	Submit to Regulatory
Vermont	Mortgage Broker License	Yes	Submit to Regulatory
Vermont	Mortgage Broker License - Other Trade Name #3	Yes	Submit to Regulatory
Virgin Islands	Mortgage Lender License	Yes	Submit to Regulatory
Virginia	Broker License	Yes	Submit to Regulatory
Virginia	Lender License	Yes	Submit to Regulatory
Washington	Consumer Loan Company License	Yes	Submit to Regulatory
West Virginia	Mortgage Broker License	Yes	Submit to Regulatory
West Virginia	Mortgage Lender License	Yes	Submit to Regulatory
Wisconsin	Mortgage Banker License	Yes	Submit to Regulatory
Wisconsin	Mortgage Broker License	Yes	Submit to Regulatory
Wyoming	Collection Agency License	Yes	Submit to Regulatory
Wyoming	Consumer Lender License	Yes	Submit to Regulatory
Wyoming	Mortgage Lender/Broker License	Yes	Submit to Regulatory

Regulatory Actions

While some state and federal agencies may add actions taken in previous years against a licensee, the majority are adding only new actions from 2012 or later. To view complete information regarding regulatory actions posted by the agency, click any regulator link.

Regulator	Action Type	Date of Action	Multi-state Action ID	Docket Number	Associated Document(s)
California - DFPI	Order - Consent Order	11/01/2017	N/A	NONE	Consent Order
Connecticut	Order - Consent	03/20/2013	N/A	None	Final Order
Florida	Order - Enforcement Action	11/25/2020	N/A	71777	Final Order , Final Order
Florida	Order - Enforcement Action	01/31/2018	N/A	88125	Final Order
Georgia	Order - Consent Order	01/04/2018	N/A	none	Final Order
Illinois	Order - Settlement Agreement & Consent Order	12/29/2017	N/A	None	Final Order
Kentucky	Order - Agreed Order	05/01/2012	N/A	2011-AH-0093	Agreement
Massachusetts	Order - Settlement Agreement and Consent Order	12/29/2017	M101083	NONE	Settlement
Minnesota	Order - Consent Order	05/18/2018	N/A	49805/NAK	Final Order
Minnesota	Cease and Desist	05/20/2015	N/A	None	Cease & Desist/Consent
Montana	Order - Notice and Final Order	03/20/2014	N/A	M2014-10	Final Order , Notice
Montana	Cease and Desist	07/06/2012	N/A	2012-0018-MBLO	Agreement , Cease & Desist , Final Order
Oregon	Order - Settlement Agreement and Consent Order	12/29/2017	M101083	M-17-0137	Final Order , Settlement
Texas - SML	Settlement Agreement Consent Order	12/27/2017	N/A	187001	Settlement

Vermont	Order - Settlement Agreement and Consent Order	12/29/2017	M101083	18-001-B	Settlement
Virginia	Order - Settlement Agreement and Consent Order	12/29/2017	M101083	BFI-2017-00140	Settlement, Settlement
Washington	Order - Consent Order	03/31/2017	N/A	C-16-1936-17-CO02	Consent Order

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